Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	3/25 HODGKINSON STREET DROMANA VIC 3936

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

~~Single Price~~		or range between	$1,895,000	&	$2,084,500

Median sale price

(*Delete house or unit as applicable)

Median Price	$950,000	Property type	Other	Suburb	Dromana
Period-from	01 Feb 2025	to	31 Jan 2026	Source	Cotality

Comparable property sales (*Delete A or B below as applicable)

A* ~~These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.~~

Address of comparable property	Price	Date of sale
9 LAYARD STREET DROMANA VIC 3936	$1,830,000	29-Jan-26
4 ANNE DRIVE DROMANA VIC 3936	$1,880,000	16-Dec-25

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.

This Statement of Information was prepared on: 17 February 2026

Mark Logue
M 0418374834
E mark.logue@belleproperty.com



9 LAYARD STREET DROMANA VIC 3936

4 2 2

Sold Price RS **$1,830,000** UN

Sold Date **29-Jan-26**

Distance **0.76km**



4 ANNE DRIVE DROMANA VIC 3936

3 2 6

Sold Price RS **$1,880,000** UN

Sold Date **16-Dec-25**

Distance **1.77km**

RS = Recent sale **UN** = Undisclosed Sale

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